

II. ENROLLMENT CHANGE SUMMARIES AND TRENDS

Net Acreage Increases and Decreases

Net Enrollment Increase

The newest entry into the Williamson Act program, Modoc County, ranked No. 1 with the largest net enrollment increase for the third consecutive year, peaking in 2004. Relative newcomers Imperial, Merced and Sutter Counties have remained in the Top 10 but, along with Mono County, have reported an 80-90 percent reduction in net increase for 2004-05 compared to 2002-03.

Net Enrollment Decrease

Fresno County's net decrease in enrollment is largely due to public acquisitions of prime agricultural land – 10,865 acres in 2004 and 23,297 acres in 2005, most of which were completed by Westlands Water District as a result of a legal settlement with landowners involving water distribution. Sonoma County lost 16,728 adjustment acres in 2004 due to its correction for errors in records. It lost its Other Open Space Restriction Enrollment of 18,215 acres in 2005 in relation to the Department's audit of its Williamson Act program.

In 2005, net decreases for San Luis Obispo, Santa Clara and San Diego Counties were primarily due to public acquisitions. The California Department of Fish & Game (DFG) acquired 15,675 acres of nonprime land in San Luis Obispo County. State agencies, Santa Clara County, Santa Clara County Open Space and the Midpeninsula Regional Open Space District acquired most of 11,426 mostly nonprime acres in Santa Clara County, and DFG and the California Department of Parks & Recreation acquired 9,973 nonprime acres in San Diego County.

Statewide, the Williamson Act program grew by 80,061 acres in 2004 but had its first year-over-year decrease since 2000 in 2005 (-58,273 acres) for a two-year increase of 21,788 acres. In comparison, the Williamson Act program grew by 215,699 acres during 2002-03 and 367,317 acres during 2000-01.

Cross-Reference: Appendix C (p. 23, 24)

Top 10 Counties with the Largest Enrollment Increase (Net)

2004				2005			
Ranking		County	Acres	Ranking		County	Acres
2003	2004			2004	2005		
1	1	Modoc*	52,529	1	1	Modoc*	20,128
8	2	Merced	12,541	4	2	Imperial	9,410
6	3	Lassen	8,739	13	3	Mendocino	8,787
3	4	Imperial	7,273	6	4	Glenn	3,448
7	5	Colusa	5,611	2	5	Merced	3,247
5	6	Glenn	3,880	11	6	Solano	3,131
n/a	7	Humboldt	3,333	19	7	Shasta	2,779
2	8	Sutter	3,245	3	8	Lassen	1,783
n/a	9	Tehama	3,066	8	9	Sutter	1,076
4	10	Monterey	2,771	31	10	Alameda	817

*Newly enrolled county as of January 1, 2003

Top 10 Counties with the Largest Enrollment Decrease (Net)

2004				2005			
Ranking		County	Acres	Ranking		County	Acres
2003	2004			2004	2005		
2	1	Fresno	-11,845	1	1	Fresno	-24,510
n/a	2	Sonoma	-11,456	2	2	Sonoma	-19,883
n/a	3	San Joaquin	-4,093	n/a	3	San Luis Obispo	-18,097
n/a	4	Amador	-3,036	5	4	Santa Clara	-15,058
n/a	5	Santa Clara	-2,306	n/a	5	San Diego	-10,057
15	6	San Bernardino	-1,930	n/a	6	Monterey	-7,438
n/a	7	El Dorado	-1,599	n/a	7	Kern	-3,630
4	8	Yolo	-1,420	n/a	8	Tehama	-3,312
13	9	Contra Costa	-645	n/a	9	Orange	-3,197
n/a	10	Sacramento	-472	8	10	Yolo	-2,486

New Enrollments

A new enrollment is the execution of a contract, resulting in an increase in the amount of restricted acreage.

New enrollments are filed with the anticipation of maintaining the contracted land in agriculture for at least ten years. As such, new enrollments may be seen as an indicator of agricultural stability in a particular location.

In 2004, the amount of new enrollments increased to 137,598 acres from 122,998 acres in 2003 but decreased to 69,529 acres in 2005, its lowest number since 1996. Although new participating counties Modoc, Merced, Imperial and Sutter continued to rank in the Top 10 in 2004, all but Imperial reported a decrease in new enrollments in 2005, with Sutter dropping out of the Top 10. The decrease from 2004 to 2005 is also reflected regionally throughout the State.

In 2004, Glenn and Colusa Counties continued to outpace other counties in the amount of new enrollments under FSZ contract as they did in 2002-03. The two counties accounted for 5,138 of 10,141 new enrolled FSZ acres. In 2005, Colusa did not enroll new FSZ acres, but Glenn accounted for 2,935 of 4,159 acres enrolled statewide.

Since 2001, when they peaked at 497,503 acres due largely to new participating counties, new enrollments have been trending down to a pre-2001 level. New FSZ enrollments, which began in 1999 and peaked in 2001 at 28,223 acres, have decreased by nearly 50 percent in comparison to the previous year in both 2004 and 2005.

Since 1991, the greatest amount of new enrolled acreage occurred in 2001 (497,503 acres) and the least amount in 1993 (60,193 acres).

Cross-Reference: Appendix C (p. 30, 31)

Top 10 Counties with the Greatest Amount of New Enrollments

2004				2005			
Ranking		County	Acres	Ranking		County	Acres
2003	2004			2004	2005		
1	1	Modoc*	52,529	1	1	Modoc*	19,575
9	2	Merced	13,374	19	2	Mendocino	10,112
13	3	Lassen	9,253	4	3	Imperial	9,410
3	4	Imperial	7,273	12	4	Solano	4,150
7	5	Colusa	5,611	7	5	Glenn	3,447
27	6	Sonoma	5,056	2	6	Merced	3,370
5	7	Glenn	4,814	18	7	Shasta	3,269
29	8	Tehama	3,643	13	8	Monterey	3,030
6	9	San Luis Obispo	3,528	3	9	Lassen	1,610
2	10	Sutter	3,245	23	10	Tulare	1,303

*Newly enrolled county as of January 1, 2003

Regional Ranking by the Amount of New Enrollments

2004		2005	
Region	Acres	Region	Acres
North Coast & Mountain	64,936	North Coast & Mountain	34,888
Sacramento Valley	24,275	Sacramento Valley	9,539
San Joaquin Valley	20,413	San Joaquin Valley	9,182
Bay & Central Coast	14,181	Bay & Central Coast	8,022
South Coast & Desert	8,487	South Coast & Desert	6,057
Foothill & Sierra	5,306	Foothill & Sierra	1,841
Total	137,598	Total	69,529

Farmland Security Zone Transfers

A farmland security zone (FSZ) transfer is the rescission of an existing Williamson Act contract with the concurrent creation of a FSZ contract on the same land. FSZ transfers do not result in a net change to the amount of contracted acreage within a county.

FSZ transfers signify a long-term agricultural commitment in particular areas. This commitment is made possible only upon deliberate action by the county in adopting the FSZ program and, subsequently, by the landowner in petitioning for the FSZ transfer.

In 2004, the amount of FSZ transfers decreased by 23 percent or 10,664 acres statewide compared to 2003. The San Joaquin Valley, however, led the state by a wide margin, more than doubling its transfers compared to 2003. Prime agricultural land accounted for 83 percent of the total FSZ acres transferred statewide.

In 2005, the amount of FSZ transfers decreased by 79 percent compared to 2004 to its lowest number since the program's inception in 1999. The San Joaquin Valley accounted for nearly all of the acres transferred. Three regions did not report any transfers. Although the number of acres was relatively small, 99 percent of the 2005 acres transferred was prime agricultural land.

Since 1991, the greatest number of FSZ acres transferred occurred in 1999 (209,480), the least in 2005 (7,444).

Cross-Reference: Appendix C (p. 25, 26)

Top 10 Counties with the Greatest Amount of FSZ Transfers

2004				2005			
Ranking		County	Acres	Ranking		County	Acres
2003	2004			2004	2005		
8	1	Kings	18,067	3	1	Kern	5,619
n/a	2	Fresno	6,844	2	2	Fresno	831
2	3	Kern	4,399	5	3	Madera	331
n/a	4	Tulare	1,420	8	4	Monterey	159
4	5	Madera	1,370	n/a	5	Yolo	159
11	6	Colusa	1,059	1	6	Kings	145
1	7	Lassen	689	10	7	San Luis Obispo	119
3	8	Monterey	585	4	8	Tulare	81
12	9	Ventura	503				
n/a	10	San Luis Obispo	362				

Regional Ranking by the Amount of FSZ Transfers

2004		2005	
Region	Acres	Region	Acres
San Joaquin Valley	32,193	San Joaquin Valley	7,007
Sacramento Valley	1,278	Bay & Central Coast	278
Bay & Central Coast	947	Sacramento Valley	159
North Coast & Mountain	689	Foothill & Sierra	0
South Coast & Desert	503	North Coast & Mountain	0
Foothill & Sierra	0	South Coast & Desert	0
Total	35,609	Total	7,444

Nonrenewal Initiations

The initiation of nonrenewal on a contract by either the landowner or the local government.

Nonrenewals are often filed with the anticipation of converting farmland to other uses. As such, nonrenewal trends may be seen as an indicator of likely farmland conversion in particular locations.

In 2004, the amount of acreage entering nonrenewal nearly doubled statewide to 60,994 acres compared to 2003. Kern County and the San Joaquin Valley and Santa Barbara and the South Coast & Desert Region led the increase. However, all regions experienced an increase in nonrenewal initiations compared to 2003.

2005 was generally a repeat of 2004. Statewide nonrenewal initiations increased 43 percent compared to 2004 to 87,159 acres, led by the San Joaquin Valley and South Coast & Desert Regions. However, Stanislaus County replaced Kern County as having the most acres entering nonrenewal. Imperial County, one of a group of recent new participating counties, joined the Top 10. Again, the increase in nonrenewal initiations occurred in all regions.

Statewide, nonrenewal initiations have increased each year since 2001 and in 2005 reached their largest amount since 1991. Yearly totals for 2004 and 2005 far exceed the yearly average of 26,178 acres for the previous eight years.

Since 1991, nonrenewal was initiated on the most contracted acres in 1991 (145,755) and the least in 1997 (15,259).

Cross-Reference: Appendix C (p. 32)

Top 10 Counties with the Greatest Amount of Nonrenewal Initiations

2004				2005			
Ranking		County	Acres	Ranking		County	Acres
2003	2004			2002	2005		
4	1	Kern	19,970	7	1	Stanislaus	21,001
7	2	Santa Barbara	13,393	2	2	Santa Barbara	18,248
24	3	San Luis	3,403	5	3	San Joaquin	9,824
12	4	Sacramento	3,329	10	4	Tehama	7,098
1	5	San Joaquin	3,179	1	5	Kern	4,102
23	6	Madera	2,363	18	6	Fresno	3,379
3	7	Stanislaus	2,266	11	7	Placer	2,576
6	8	Yolo	1,932	6	8	Madera	2,303
29	9	Riverside	1,727	n/a	9	Imperial	2,070
14	10	Tehama	1,600	8	10	Yolo	2,069

Regional Ranking by the Amount of Nonrenewal Initiations

2004		2005	
Region	Acres	Region	Acres
San Joaquin Valley	29,660	San Joaquin Valley	44,658
South Coast & Desert	16,040	South Coast & Desert	20,877
Sacramento Valley	7,633	Sacramento Valley	12,371
Bay & Central Coast	4,349	Foothill & Sierra	5,124
Foothill & Sierra	3,075	Bay & Central Coast	3,832
North Coast & Mountain	237	North Coast & Mountain	297
Total	60,994	Total	87,159

Nonrenewal Expirations

A nonrenewal expiration is the termination of a contract as a result of completing the nonrenewal process.

By far, most contracts are terminated through nonrenewal expiration. Upon the expiration of a contract, the restrictions are removed and the property tax assessment, which has been gradually increasing from the Williamson Act level over the nonrenewal period, returns to its full market value.

In 2004, the amount of contracted land terminated through nonrenewal expirations decreased from a low of 16,527 acres in 2003 to a new low of 11,997 acres, continuing a decreasing trend since 1999. Eight counties in the Top 10 were new entries, but the Sacramento and San Joaquin Valley Regions continued to rank No. 1 and No. 2.

In 2005, nonrenewal expirations nearly doubled over 2004 but remained well below the average of 59,638 acres for the current decade. Santa Clara County vaulted to the top ranking with nonrenewal expiration on five parcels in excess of 500 acres each and, with San Luis Obispo County, accounted for most of the acres expired in the Bay & Central Coast Region, which was the top ranking region. Yolo County continued to lose a relatively large number of acres through nonrenewal expirations, totaling approximately 34,000 acres since 2000.

Since 1991, the greatest amount of contracted acreage expired through nonrenewal in 1999 (118,391 acres) and the least in 2004 (11,997 acres).

Cross-Reference: Appendix C (p. 33)

Top 10 Counties with the Greatest Amount of Nonrenewal Expirations

2004				2005			
Ranking		County	Acres	Ranking		County	Acres
2003	2004			2004	2005		
4	1	San Joaquin	1,967	22	1	Santa Clara	4,242
20	2	Sacramento	1,778	6	2	San Luis Obispo	3,320
n/a	3	Yolo	1,605	n/a	3	Kern	2,673
18	4	Calaveras	1,169	3	4	Yolo	2,666
10	5	Fresno	825	1	5	San Joaquin	2,298
13	6	San Luis Obispo	781	11	6	Madera	2,182
17	7	Placer	497	16	7	Santa Barbara	1,164
2	8	Tehama	492	8	8	Tehama	990
n/a	9	Lake	486	28	9	Sonoma	656
n/a	10	Glenn	388	7	10	Placer	619

Regional Ranking by the Amount of Nonrenewal Expirations

2004		2005	
Region	Acres	Region	Acres
Sacramento Valley	4,308	Bay & Central Coast	8,759
San Joaquin Valley	3,485	San Joaquin Valley	7,616
Foothill & Sierra	1,993	Sacramento Valley	4,255
Bay & Central Coast	1,267	South Coast & Desert	1,233
North Coast & Mountain	494	Foothill & Sierra	766
South Coast & Desert	451	North Coast & Mountain	657
Total	11,997	Total	23,285

Cancellations

A cancellation is the immediate termination of a contract by a landowner, which requires payment of a cancellation fee and board/council approval based on rigorous findings.

State law limits the use of cancellation to narrow conditions. Due to the specific findings required for a board or council to approve a contract cancellation, only a small fraction of yearly contract terminations occur as a result of cancellation.

In 2004, the amount of contracted land terminated through cancellation increased nearly six-fold compared to 2003 to 2,933 acres, its greatest amount since 1995. San Joaquin County and the San Joaquin Valley Region cancelled the vast majority of acres in 2004. The City of Lathrop in San Joaquin County cancelled 2,017 acres of prime agricultural land for residential development. The cancellation fee collected (excluding a parcel of 95 acres) was \$3,266,025.

In 2005, cancellations dropped to 1,018 acres, but this amount was still above the yearly average of 795 acres from 1996-2003. Shasta County's total cancellations for 2004-05 involved a single parcel of mostly nonprime agricultural land in each of the two years.

Statewide, cancellation acreage had been decreasing since 1999 to its low point of 161 acres in 2002, but has trended upward over the current three-year period. Since 1991, the greatest amount of acres cancelled occurred in 1995 (5,694), the least in 1994 (155).

Cross-Reference: Appendix C (p. 35, 36)

Top 10 Counties with the Greatest Amount of Cancellations

2004				2005			
Ranking		County	Acres	Ranking		County	Acres
2003	2004			2004	2005		
n/a	1	San Joaquin	2,020	2	1	Shasta	505
n/a	2	Shasta	479	7	2	Riverside	213
n/a	3	Yolo	162	4	3	Fresno	145
3	4	Fresno	134	1	4	San Joaquin	123
4	5	Kern	93	n/a	5	Santa Clara	15
n/a	6	Solano	44	n/a	6	Stanislaus	10
1	7	Riverside	0	5	7	Kern	8
				n/a	8	Sutter	1

Regional Ranking by the Amount of Cancellations

2004		2005	
Region	Acres	Region	Acres
San Joaquin Valley	2,247	North Coast & Mountain	505
North Coast & Mountain	479	San Joaquin Valley	286
Sacramento Valley	206	South Coast & Desert	213
South Coast & Desert	0	Bay & Central Coast	15
Bay & Central Coast	0	Sacramento Valley	1
Foothill & Sierra	0	Foothill & Sierra	0
Total	2,933	Total	1,018

Public Acquisitions

A public acquisition is the immediate termination of an enforceable restriction through eminent domain, or in lieu of eminent domain, by a public agency. The public agency may need to make specific findings and notify the Director of Conservation.

Williamson Act contracted land is acquired by public entities for a wide range of public improvements. Wildlife habitat, water resource management, public open space, and schools are common reasons for publicly acquiring contracted land. Before acquiring contracted lands, public agencies must make findings that there is no other noncontracted land reasonably feasible for the purpose, and that the lower cost of contracted land is not a primary factor in their decision.

In 2004, public acquisitions decreased to a more average level of 22,090 acres after record highs of 49,265 and 54,081 acres in 2002 and 2003 respectively. Fresno County's acquisitions involved mostly prime agricultural land (10,865 acres), most of which were completed by Westlands Water District as a result of a legal settlement with landowners involving water distribution. Acquisitions in Santa Clara County were divided among County, regional and federal entities. The US Forest Service accounted for all acreage acquired in El Dorado County.

In 2005, public acquisitions increased to a new high of 70,334 acres. All of Fresno County's 23,297 acquired acres were prime agricultural land and most were acquired by Westlands Water District. Acquisitions in San Luis Obispo County were by State Department of Fish & Game, which along with State Department of Parks & Recreation accounted for San Diego County's acquired acreage. A combination of State, County and open space districts acquired most of the acreage in Santa Clara County.

Statewide, excepting Fresno County, most publicly acquired acres in 2004-05 were nonprime agricultural land. Although public acquisitions decreased in 2001 and 2004 compared to the previous year, acquired acres have trended upward since 1998 to record highs, and public acquisition has exceeded nonrenewal expiration as the leading cause of contract acres terminated in each of the past four years, 2002-05.

Since 1991, the greatest amount of publicly acquired acres occurred in 2005 (70,334), the least in 1998 (9,493).

Cross-Reference: Appendix C (p. 37, 38)

Top 10 Counties with the Greatest Amount of Public Acquisitions

2004				2005			
Ranking		County	Acres	Ranking		County	Acres
2003	2004			2004	2005		
2	1	Fresno	12,217	1	1	Fresno	23,297
5	2	Santa Clara	2,919	4	2	San Luis Obispo	15,675
n/a	3	El Dorado	1,856	2	3	Santa Clara	11,426
3	4	San Luis Obispo	900	17	4	San Diego	10,005
15	5	Merced	781	n/a	5	Tehama	2,400
14	6	Contra Costa	635	n/a	6	Mendocino	2,080
12	7	Madera	500	n/a	7	Colusa	1,880
10	8	Alameda	378	15	8	Kern	1,430
n/a	9	Sacramento	312	16	9	Solano	799
n/a	10	San Benito	228	14	10	Tulare	490

Regional Ranking by the Amount of Public Acquisitions

2004		2005	
Region	Acres	Region	Acres
San Joaquin Valley	13,812	Bay & Central Coast	27,101
Bay & Central Coast	5,741	San Joaquin Valley	25,393
Foothill & Sierra	1,856	South Coast & Desert	10,394
Sacramento Valley	483	Sacramento Valley	5,327
South Coast & Desert	197	North Coast & Mountain	2,080
North Coast & Mountain	0	Foothill & Sierra	40
Total	22,090	Total	70,334

City Annexations

A city annexation is the succession or immediate termination of a contract upon the annexation of contracted land by a city. A valid city protest is required to terminate a contract, as determined by the local agency formation commission.

Certain contracts executed prior to 1991 may be terminated through city annexation only if the city filed a valid protest upon county notification at the time of contract formation. At present the total amount of contracted acreage covered by protested contracts statewide is unknown.

In 2004, the amount of contracted land annexed by cities decreased from 3,101 acres in 2003 to 1,931 acres, most of which were annexed by the City of Chino in San Bernardino County. Statewide, prime annexed acres outnumbered nonprime acres by more than two to one.

In 2005, the amount of contracted land annexed by cities decreased further to 958 acres, the lowest amount since 1997. Prime annexed acres outnumbered nonprime acres by nearly two to one. The City of Roseville annexed a parcel of 327 acres in Placer County. The City of Shafter annexed most of the acres in Kern County, and the Cities of Porterville and Visalia annexed acres in Tulare County.

Statewide, 2004-05 represents a sharp decrease in contracted acres annexed by cities compared to 2002-03, but the current decade has seen even more dramatic increases and decreases from year to year. Excluding the peak years of 1998-00, 2004 was about an average year, but 2005 was well below that average.

The greatest amount of annexed acreage occurred in 2000 (9,961 acres) and the least in 1992 (863 acres).

Cross-Reference: Appendix C (p. 39, 40)

Top 10 Counties with the Greatest Amount of City Annexations

2004				2005			
Ranking		County	Acres	Ranking		County	Acres
2003	2004			2004	2005		
n/a	1	San Bernardino	1,518	n/a	1	Placer	327
8	2	San Joaquin	302	5	2	Kern	325
4	3	Riverside	38	4	3	Tulare	244
3	4	Tulare	31	n/a	4	Kings	40
n/a	5	Kern	23	2	5	San Joaquin	17
6	6	Stanislaus	17	6	6	Stanislaus	4
7	7	Solano	2	7	7	Solano	1

Regional Ranking by the Amount of City Annexations

2004		2005	
Region	Acres	Region	Acres
South Coast & Desert	1,556	San Joaquin Valley	629.74
San Joaquin Valley	373	Foothill & Sierra	327.2
Sacramento Valley	2	Sacramento Valley	0.88
Bay & Central Coast	0	Bay & Central Coast	0
Foothill & Sierra	0	North Coast & Mountain	0
North Coast & Mountain	0	South Coast & Desert	0
Total	1,931	Total	958

Net Adjustments

Adjustments may be the reconciliation of errors in records or previous reports, re-mappings or re-surveys, lot line adjustments, and/or parcel divisions.

Annually accounting for all of the changes that occur to the 16 million acre Williamson Act program is a big task performed by local governments. The net adjustments category is partly a byproduct of the elimination of errors that occur in local government enrollment data. The category is also a byproduct of imperfect forms that local governments must use to report enrollment data.

In 2004, Sonoma County lost 16,728 adjustment acres due to its correction for errors in records. Humboldt County gained acres for this reason, and Amador County lost acreage for a variety of reasons. Statewide, the net acreage lost was prime agricultural land. It was the largest net amount since 1995 and well above the average for previous years.

In 2005, Sonoma County lost its Other Open Space Restriction Enrollment of 18,215 acres in relation to the Department's audit of its Williamson Act program. Monterey and Orange Counties lost acreage due to errors in records and nonrenewals not reported in prior years. Statewide, most of the net acreage lost to adjustments was nonprime agricultural land. The amount of adjustments in 2005 of 32,205 acres represents an all-time high dating back to 1994. Net adjustments have exceeded nonrenewal expirations in 2004-05 in terms of reducing the amount of enrolled acres reported.

Since 1994, the largest net adjustment occurred in 2005 (32,205 acres removed) and the smallest in 1996 (4,394 acres added).

Cross-Reference: Appendix C (p. 42, 43)

Top 10 Counties with the Greatest Amount of Adjustments (Net)

2004				2005			
Ranking		County	Acres	Ranking		County	Acres
2003	2004			2004	2005		
31	1	Sonoma	-16,496	1	1	Sonoma	-19,558
36	2	Humboldt	3,204	n/a	2	Monterey	-10,468
4	3	Amador	-2,991	35	3	Orange	-3,197
21	4	Fresno	-768	4	4	Fresno	-1,625
7	5	San Luis Obispo	-737	20	5	Alameda	993
16	6	Santa Barbara	-720	12	6	Mendocino	792
24	7	Madera	677	6	7	Santa Barbara	729
1	8	Lassen	-514	37	8	Modoc	553
20	9	Butte	-395	34	9	Placer	507
12	10	Stanislaus	231	3	10	Amador	-483

Regional Ranking by the Amount of Adjustments (Net)

2004		2005	
Region	Acres	Region	Acres
Bay & Central Coast	-17,252	Bay & Central Coast	-29,020
Foothill & Sierra	-3,108	South Coast & Desert	-2,550
North Coast & Mountain	3,077	San Joaquin Valley	-2,198
South Coast & Desert	-693	North Coast & Mountain	1,578
Sacramento Valley	-475	Foothill & Sierra	-226
San Joaquin Valley	-42	Sacramento Valley	211
Total	-18,493	Total	-32,205

Contract Termination Trends

Statutorily, there are five ways to terminate a Williamson Act contract: nonrenewal, cancellation, public acquisition, city annexation, and easement exchange. For reporting purposes, acreage may also be removed on paper via "Net Adjustments".

Nonrenewal: The nonrenewal process is the most significant mechanism for the termination of Williamson Act contracted land. Since 1996, more contracted acreage has been terminated through nonrenewal expiration than all of the other methods of termination combined, a yearly average of 59,638 acres. Statewide, nonrenewal expirations have trended down since 1999, an average of 42,788 acres.

Public acquisition: Statewide, public acquisition has been the second leading cause of contract termination acreage over the current decade and has exceeded nonrenewal expiration for the past four consecutive years, 2002-05, a yearly average of 48,943 acres. Acquired acreage has trended upward since 1998, averaging 38,113 acres per year.

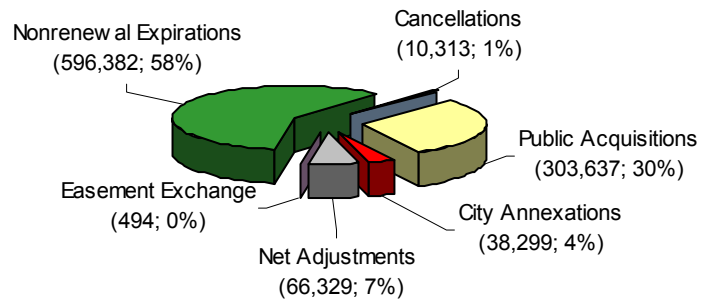
Net adjustments: A "Net Adjustment" is not a true method of contract termination. However, from 1996-05, net adjustments have averaged the removal of 6,693 acres per year statewide, with net removal occurring in six of the ten years and the removal for 2004-05 well above average.

City annexation: The actual amount of contracted land terminated through annexation is overstated since this analysis assumes that affected contracts are terminated, not succeeded to, upon annexation. Annexation acreage has fluctuated over the current decade. Excluding the peak years of 1998-00, which averaged 8,580 acres annexed, the 1,931 acres annexed in 2004 was a little above the average of 1,794 acres for the decade, but 958 acres in 2005 was well below average.

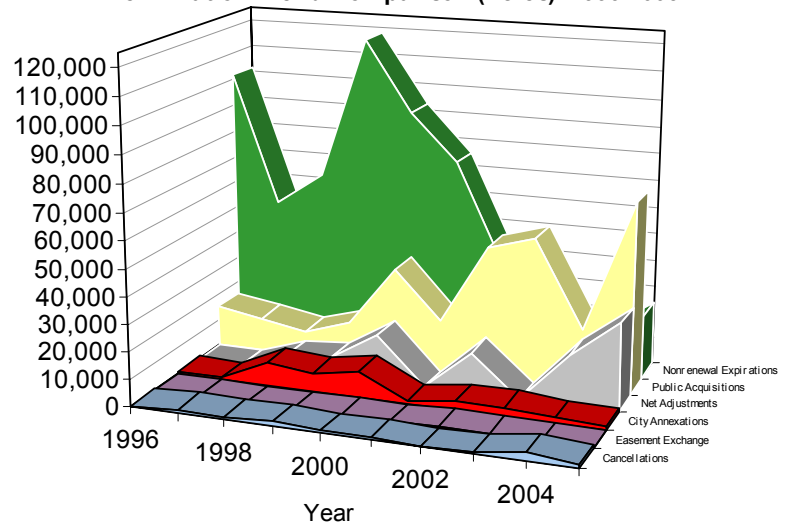
Cancellation: Statewide, cancellation acreage had been decreasing since 1999 to its low point of 161 acres in 2002, but has trended upward over the current three-year period. For the 1996-05 decade, the 2,933 acres cancelled in 2004 was more than double the average of 1,031, while 1,018 acres cancelled in 2005 was about average.

Easement Exchange: This method of contract termination became available in 1998. As of 2005, three Williamson Act easement exchanges have taken place. In those three exchanges, Williamson Act contracts were rescinded on 494 acres in exchange for the placement of agricultural conservation easements on 579 acres.

**Cumulative Acres Terminated By Category: 1996-2005
(Acres; Percentage)**



Termination Trend Comparison (Acres): 1996-2005



Cumulative Nonrenewal Trends

Cumulative nonrenewal acreage refers to the total amount of acreage undergoing the nine-year phase out of contract status at any one time.

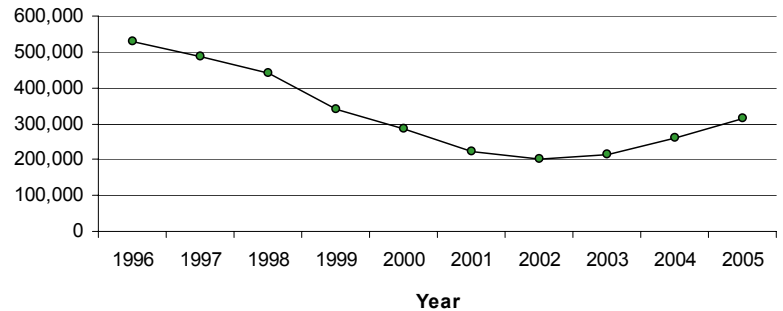
Statewide cumulative nonrenewal acreage peaked at nearly 700,000 acres (record high) in 1993 and then began a steady decline that ended in 2003 and has continued to rise in 2004-05. In 1993, statewide cumulative nonrenewal acreage made up 4.4 percent of the total statewide enrollment; in 2005 it was 1.9 percent. This ratio has been increasing over the three-year period 2003-05. Controlling for changes to total statewide enrollment, in 1993 there were 22 acres of continuing contracted acres per cumulative nonrenewal acre; in 2003 there were 76 acres; in 2005 there were 52 acres.

The middle graphic shows the prime/nonprime composition of the statewide cumulative nonrenewal acreage. Notably, the amount of cumulative nonrenewal acreage in both the prime and nonprime categories had been declining until 2003. Research has also shown that the proportion of prime/nonprime acreage within the cumulative nonrenewal acreage is similar to the statewide enrollment proportions. For example, in 2005 prime land represented 36 percent of the total statewide enrollment and 35 percent of the cumulative nonrenewal acreage.

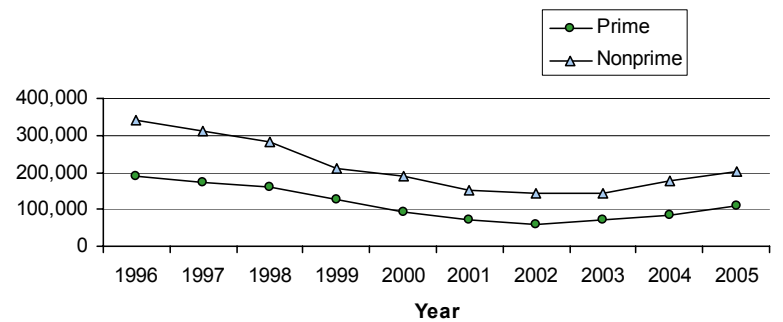
The bottom graphic shows the statewide cumulative nonrenewal acreage from a different perspective. In 2003, nonrenewal initiations exceeded expirations for the first time since 1993, which began a 9-year decline in statewide cumulative nonrenewal acreage. Beginning in 2003, cumulative nonrenewal acreage has been on the rise.

Cross-Reference: Appendix C (p. 27)

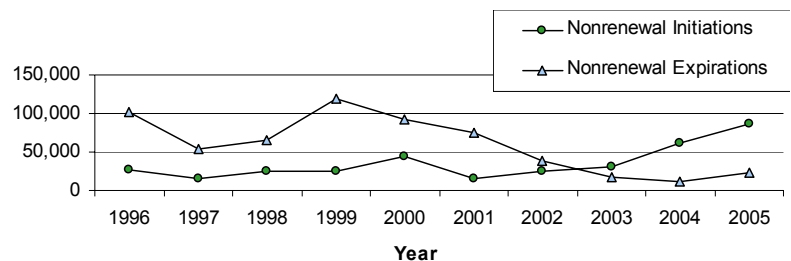
Statewide Cumulative Nonrenewal Acreage: 1996-2005



Statewide Cumulative Nonrenewal Acreage 1996-2005
Prime v. Nonprime



Nonrenewal Initiations v. Nonrenewal Expirations: 1996-2005
(Acres)



Cumulative Nonrenewal Trends

Cumulative nonrenewal acreage refers to the total amount of acreage undergoing the nine-year phase out of contract status at any one time.

In 2004-05 as in 2001-03, Orange County easily maintained its top ranking statewide in the percentage of its enrollment that is under the nonrenewal process. As of 2005, Orange County has 225 acres under continuing contract. Its Williamson Act program peaked in popularity in the early 1970s when it had over 77,000 acres under contract.

In 2004-05, counties in the South Coast & Desert and Foothill & Sierra Regions reversed positions from 2002-03 to again dominate the Top 10 rankings. Placer County moved up one rank from No. 3 in 2002-03 to No. 2 in 2004-05, initiating nonrenewal on 1,507 acres in 2004 and another 2,576 acres in 2005, approximately 32 percent of its total acreage in nonrenewal.

Cross-Reference: Appendix C (p. 27)

Top 10 Counties with the Largest Percentage of Enrollment Under Nonrenewal

2004				2005			
Ranking		County	%	Ranking		County	%
2003	2004			2004	2005		
1	1	Orange	64.54	1	1	Orange	97.59
3	2	Placer	22.93	2	2	Placer	28.72
4	3	Plumas	7.60	3	4	Plumas	7.60
9	4	Riverside	5.69	8	5	Santa Barbara	6.66
5	5	El Dorado	4.84	4	3	Riverside	5.99
6	6	San Joaquin	4.46	6	6	San Joaquin	5.86
7	7	Sacramento	4.46	5	7	El Dorado	5.27
25	8	Santa Barbara	3.52	9	8	Stanislaus	4.90
11	9	Amador	3.45	7	9	Sacramento	4.57
8	10	Contra Costa	3.32	10	10	Contra Costa	3.97

Regional Ranking by Percentage of Enrollment Under Nonrenewal

2004		2005	
Region	%	Region	%
South Coast & Desert	3.92	South Coast & Desert	6.39
Foothill & Sierra	3.35	Foothill & Sierra	3.99
San Joaquin Valley	1.53	San Joaquin Valley	2.08
Bay & Central Coast	1.49	Sacramento Valley	1.43
Sacramento Valley	1.12	Bay & Central Coast	1.12
North Coast & Mountain	1.04	North Coast & Mountain	0.88

Farmland Security Zones

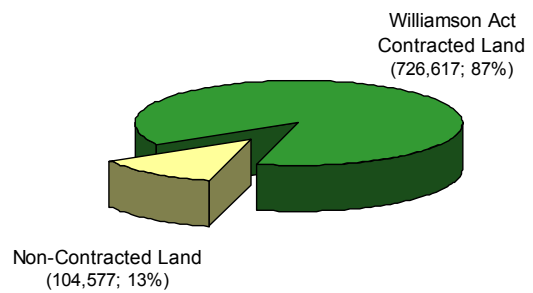
In August 1998, the farmland security zone (FSZ) provisions were enacted with the passage of Senate Bill 1182. The FSZ provisions offer landowners greater property tax reductions in return for a contractual commitment of at least 20 years.

As enacted in August of 1998, the FSZ provisions allowed for the creation of a FSZ contract only through the rescission of an existing Williamson Act contract. That requirement was changed on January 1, 2000, thus allowing non-contracted land to go straight into an FSZ contract. The graphic at right shows that most (87 percent) of the existing FSZ acreage was created through the rescission of existing Williamson Act contracts.

As of January 1, 2005, 21 counties had a percentage of their Williamson Act land under FSZ contract. This percentage ranged from 41 percent (Kings County) to 0.04 percent (Yolo County), with an average of 8 percent. Regionally, only the Sacramento Valley and San Joaquin Valley have greater than 2 percent of their total amount of contracted land under FSZ contract: 5.9 percent and 8 percent, respectively.

The FSZ program has continued to grow but at a much slower pace over the past three years 2003-05, increasing by 44,180 acres in 2004 and 11,222 acres in 2005. Since 1999, the FSZ program added the most acreage in 2000 (229,378 acres) and the least in 2005.

**The Origin of Existing Farmland Security Zone Contracts
(Acres; Percentage)**

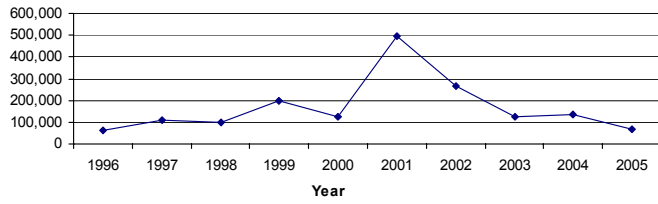


**Farmland Security Zone Acreage and
Percentage of Total Enrollment By County***

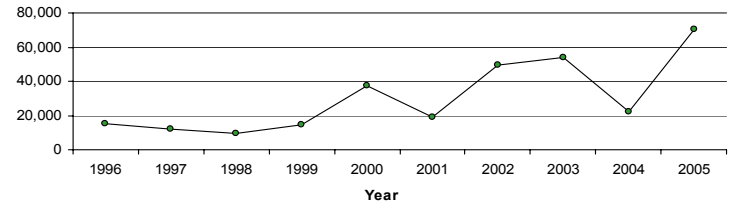
County	FSZ Acres	Percent of Total
Kings	278,312	40.70%
Glenn	88,633	21.28%
Colusa	58,150	18.33%
Marin	17,062	16.58%
San Joaquin	60,218	11.24%
Madera	55,451	10.05%
Sierra	3,677	8.88%
Kern	150,274	8.78%
Lassen	19,557	6.14%
Plumas	4,595	5.54%
Monterey	30,495	4.01%
Ventura	2,855	2.22%
Tehama	11,356	1.42%
Fresno	24,069	1.58%
Tulare	11,072	0.99%
Placer	1,323	2.97%
Santa Cruz	123	0.64%
El Dorado	185	0.53%
Santa Barbara	133	0.02%
San Luis Obispo	499	0.06%
Yolo	159	0.04%

*As of January 1, 2005

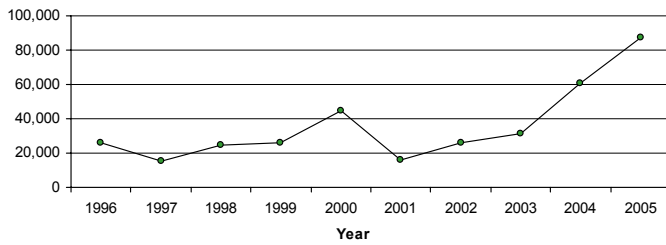
New Enrollments (Acres): 1996-2005



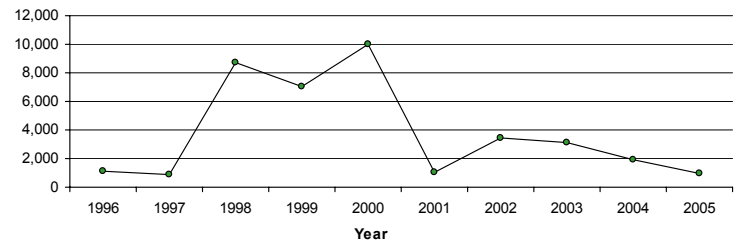
Public Acquisitions (Acres): 1996-2005



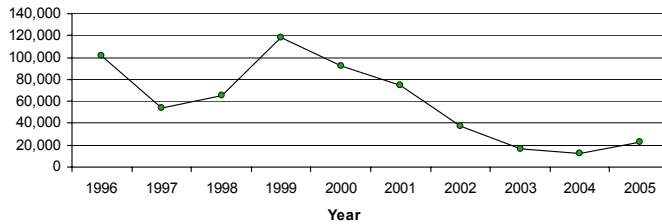
Nonrenewal Initiations (Acres): 1996-2005



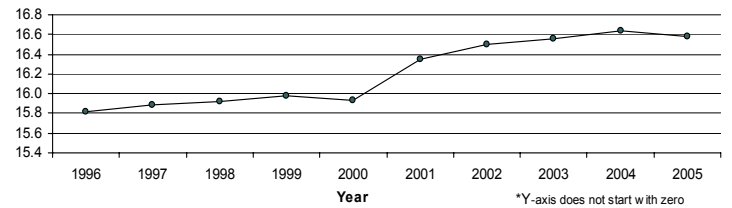
City Annexations (Acres): 1996-2005



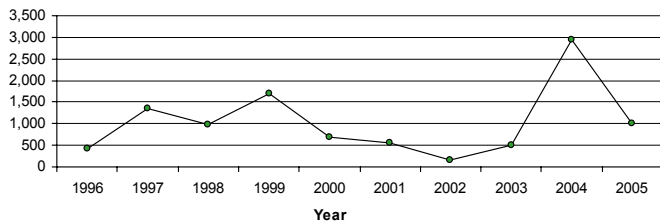
Nonrenewal Expirations (Acres): 1996-2005



Total Reported Acreage (Millions): 1996-2005*



Cancellations (Acres): 1996-2005



Open Space Subvention Act Payments (Millions): 1996-2005

